

2007-R-086

<u>Property Owner:</u>	Daniel Adkinson
<u>Agent:</u>	Angie J. Jones (Locklin, Jones, & Saba)
<u>Existing Zoning:</u>	R1 (Single Family Residential)
<u>Proposed Zoning:</u>	R2 (Medium Density Residential)
<u>Existing FLUM:</u>	Single Family Residential
<u>Proposed FLUM:</u>	No Change

STAFF ANALYSIS

Part I. General Information:

Applicant: Daniel Adkinson

Agent: Angie J. Jones (Locklin, Jones, & Saba)

Project Location: Fairview Drive, Milton

Parcel Number: 31-2N-28-0000-01121-0000

Parcel Size: 7.32 (+/-) acres

Purpose: Residential using the Workforce Housing Density Bonus Program.

Requested Action: Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to R2**.

Existing Zoning Description: R1 (Single Family Residential District) allows detached single family residential structures, group homes, and accessory structures and facilities. Maximum allowable density = 4 du per acre.

Proposed Zoning Description: R2 (Medium Density Residential District) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 10 du per acre.

Existing FLUM: Single Family Residential

Current Use of Land: Wooded and vacant

Surrounding Zoning: R1 (Single Family Residential) is located south and east of the subject site. Ag (Agriculture District) is located west and north of the proposed rezoning.

Rezoning History: In 2004, the BOCC denied a request to rezone the subject property from R1 (Single Family Residential) to R2 (Medium Density Residential). Additionally, no rezonings have occurred in the vicinity of the site.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning could produce approximately 140 new daily vehicle trips onto Berryhill Road as a worst case scenario using the entire 7.32 acre site. A residential development could produce approximately 350 new daily vehicle trips onto Berryhill as a worst case scenario using the entire 7.32 acre site. The overall net affect upon the roadway is 210 new daily vehicle trips. Rated at LOS Standard "D", the current road capacity of 183 trips for Berryhill Road thus indicates capacity for the proposed zoning is not available and may decrease the LOS below its current "D" Standard. Berryhill Road is presently evaluated as one segment using average annual daily trips. Re-segmenting that roadway and evaluating peak-hour-peak-direction trips is expected to reveal a more favorable capacity condition. Overall roadway network plans that include adoption of a long range concurrency management plan are being considered by the County. Additionally, the applicant may provide a detailed traffic study indicating capacity. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

City of Milton

Maximum Capacity:	5.72 million gallons per day
Average Flow:	2.08 million gallons per day

A letter provided by the applicant from the City of Milton indicates there is an 8" PVC water main on the west side of Fairview Drive. The proposed amendment is not expected to create capacity problems for the City of Milton.

(3) Sanitary Sewer:

City of Milton

Maximum Capacity:	2.5 million gallons per day
Average Flow:	1.25 million gallons per day

A letter provided by the applicant from the City of Milton indicates there is an 6" PVC sewer force main on the south side of Berryhill Road. The proposed amendment is not expected to create capacity problems for the City of Milton.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

There are no Neighborhood or Community parks located near the subject site, and the conceptual site plan submitted by the applicant does not include recreation facilities and/or

active open space as part of their development. The Comprehensive Plan Support Document recommends a 3-mile distance for Community Parks.

B. Compatibility:

Policy 3.1.A. 8 of the Comprehensive Plan states:

"Single Family Residential Category: Uses within this category include single-family homes, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). This category may also be located in areas where residential development is desirable due to environmental sensitivity. The maximum allowable density within the category is four (4) dwelling units per acre of land. A 2.5:1 density bonus (i.e., maximum ten (10) dwelling units per one (1) acre of land) may be allowed for developments located within the established Transportation Planning Area (TPA) that meet workforce/affordable housing criteria as defined by the Florida Housing Finance Corporation for the local area (reference Policy 5.1.A.3); however, this density bonus shall not apply within Military and Public Airport Zones, Category 3 Storm Surge Boundaries, the Rural Area identified on the adopted impact fee map, or the overlay districts noted above".

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Currently, the majority of uses surrounding the site are single family residential homes and agriculture. Surrounding properties are consistent with the current R1 (Single Family Residential District) zoning or large-lot RR1 (Rural Residential District).

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

Policy 3.1.A.2 of the Comprehensive Plan states:

"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined

by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."

The National Wetlands Inventory Map indicates there are no wetlands on this site.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed rezoning by this application suggests an opportunity for compact/infill development. A rezoning to R2 supports development in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-086; AJones, Adkinson; Rezone R1 to R2 (7.32 acres)\07-R-086, Staff Analysis.doc

2007-R-086 Traffic Analysis Append

Traffic Analysis Append

For the R1 estimation:

Single Family Detached Housing (210)

7.32 acres x 4 du's/acre = 29.28 possible units
Average Rate: $9.57 \times 29.28 = 280.20$ Average Daily Trips
Driveway %: $0.50 \times 280.20 = 140.10$ Average Daily Trips
New Trip % = 100%; $140.10 \times 1.00 = 140.10$ New daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

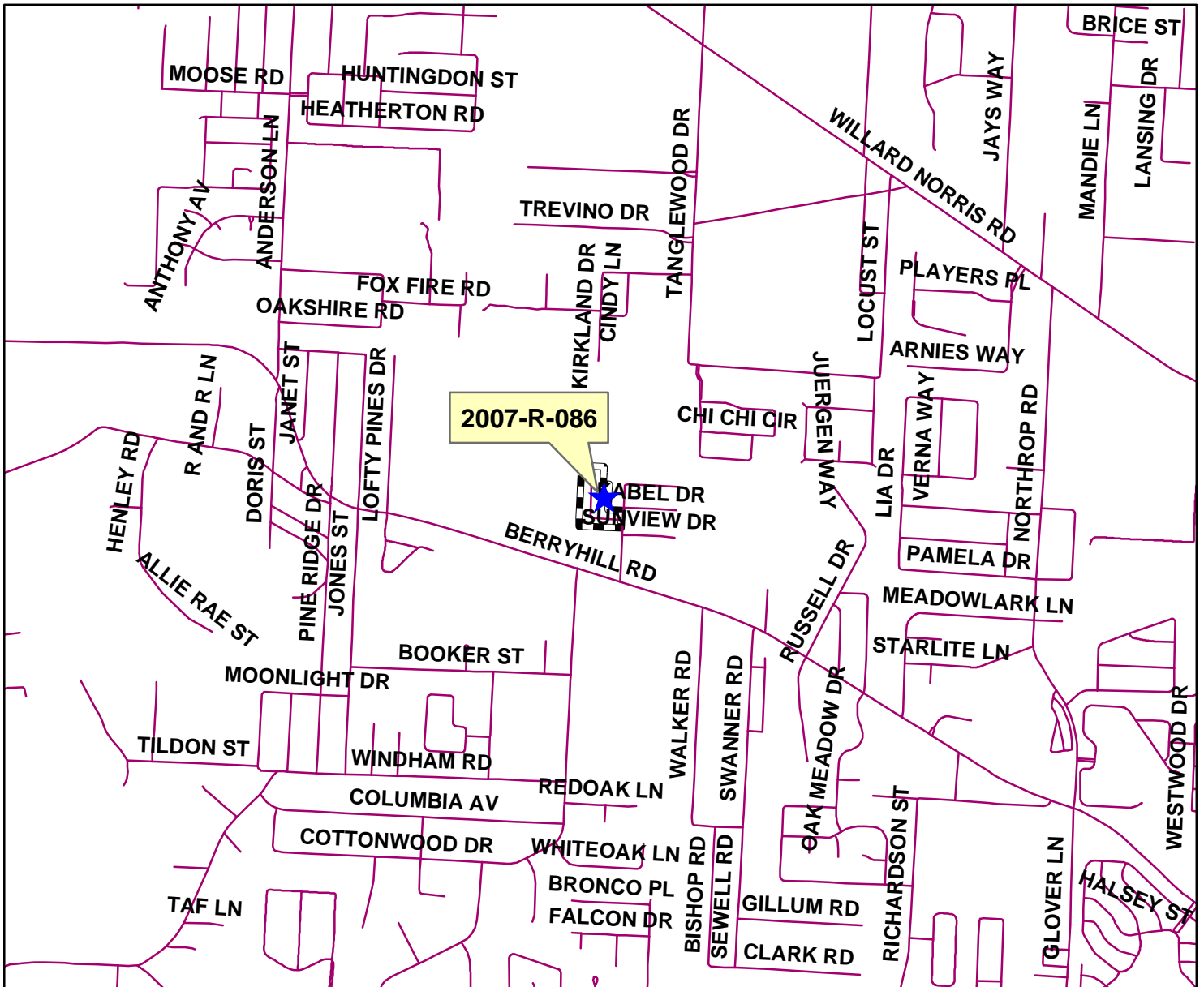
For the R2 estimation:

Single Family Detached Housing (210)

7.32 acres x 10 du's/acre = 73.20 possible units
Average Rate: $9.57 \times 73.20 = 700.52$ Average Daily Trips
Driveway %: $0.50 \times 700.52 = 350.26$ Average Daily Trips
New Trip % = 100%; $350.26 \times 1.00 = 350.26$ New Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

Location Map (2007-R-086)



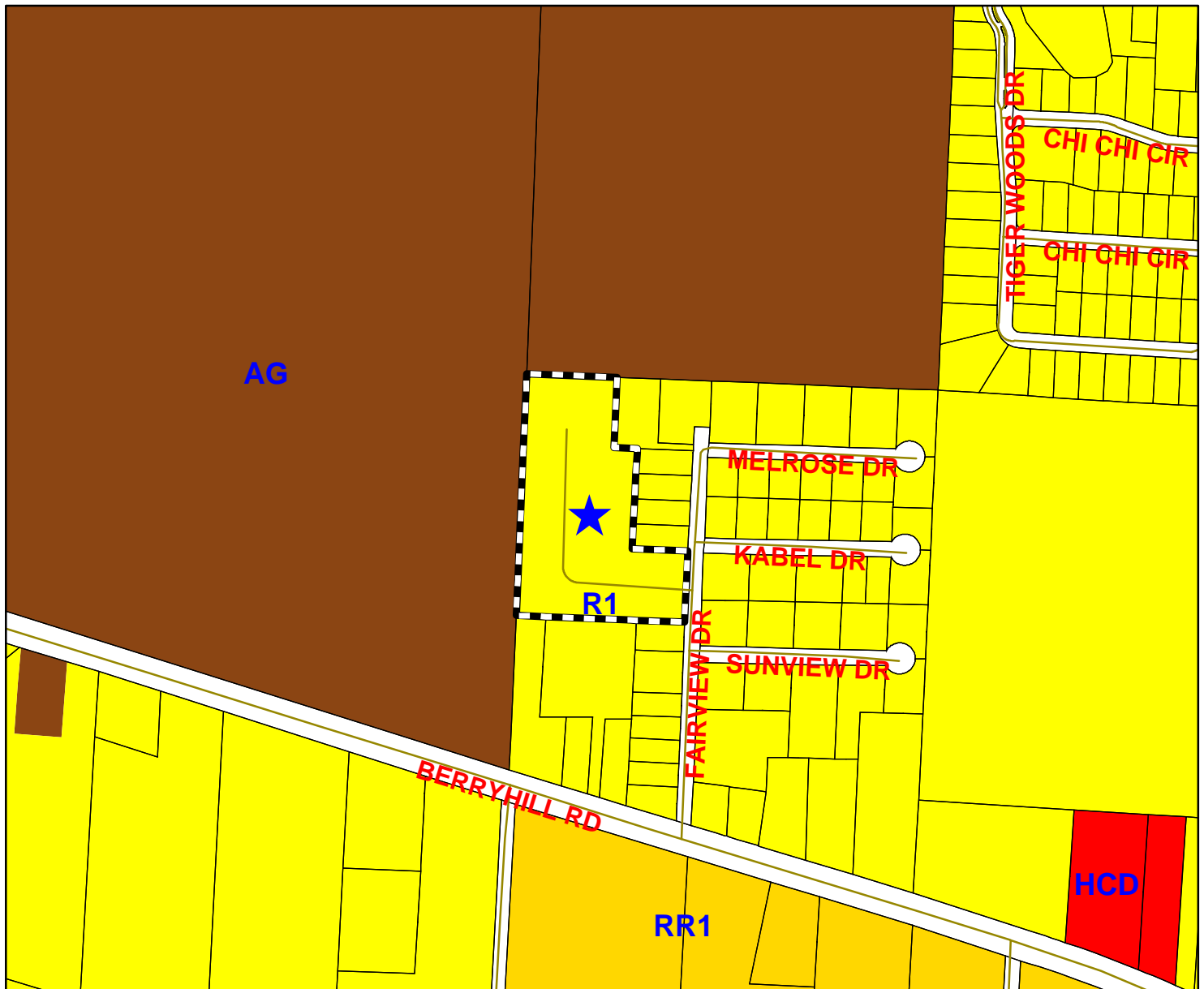
1 inch equals 2,000 feet



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Current Zoning (2007-R-086)



1 inch equals 500 feet



Legend

Streets

07-R-086_Rezoning

Parcels

Zoning District

Agriculture/Rural Residential (AG)

Agriculture (AG2)

Marina (C-1M)

Marina and Yacht Club (C-2M)

Historical/Commercial (HC-1)

Highway Commercial Development (HCD)

Historical/Single Family (HR-1)

Historical/Multiple Family (HR-2)

Restricted Industrial (M-1)

General Industrial (M-2)

PID

Neighborhood Commercial (NC)

Passive Park (P-1)

Active Park (P-2)

Planned Business District (PBD)

Planned Unit Development (PUD)

Single Family Residential (R-1)

Single Family Residential (R-1A)

Mixed Residential Subdivision (R-1M)

Medium Density Residential (R-2)

Medium Density Mixed Residential (R-2M)

Medium High Density Residential (R-3)

Rural Residential Single Family (RR-1)

Town Center 1 (TC1)

Town Center 2 (TC2)

Navarre Beach - Commercial

Hotel - Navarre Beach

Navarre Beach - High Density

Navarre Beach -Medium Density

Navarre Beach - Planned Mixed Use Development

Navarre Beach - Conservation/Recreation

Navarre Beach - Single Family

Navarre Beach - Medium High Density

Navarre Beach - Utilities

State

Right of Ways

Military

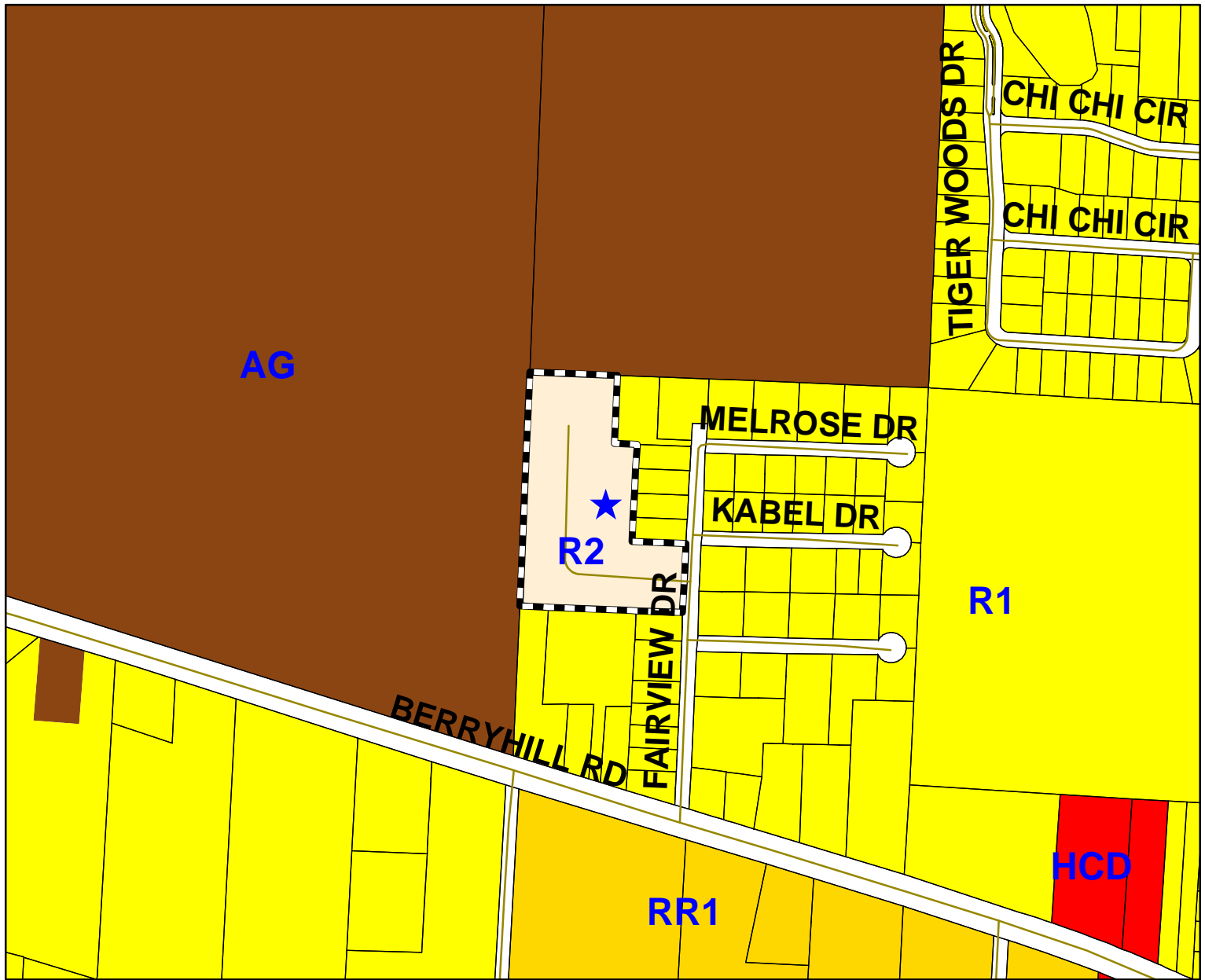
Water

Municipal Boundaries

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Proposed Zoning Map (2007-R-086)



1 inch equals 500 feet



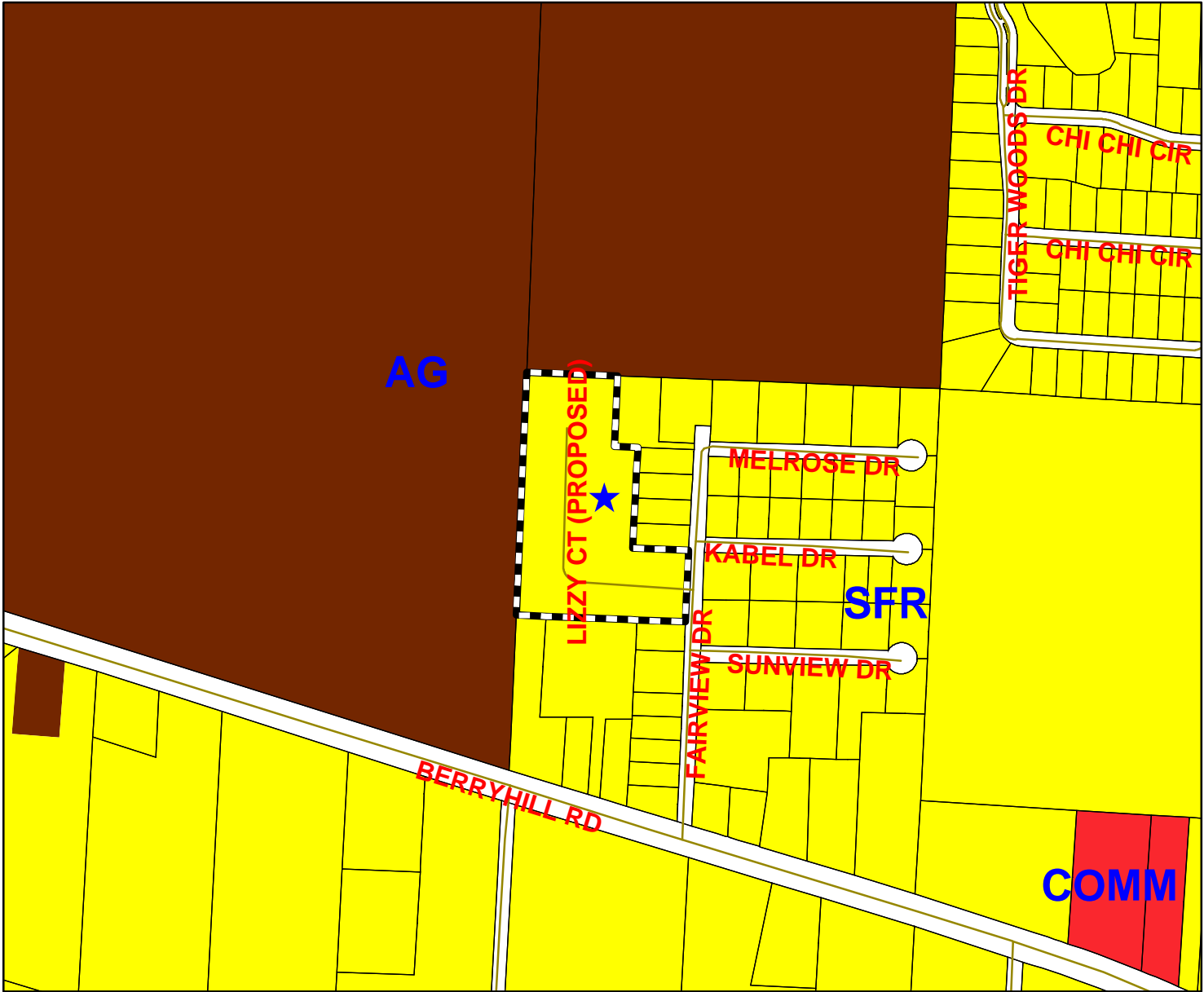
Legend

07-R-086_Rezoning	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Parcels	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Zoning District	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Agriculture/Rural Residential (AG)	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture (AG2)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Marina (C-1M)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina and Yacht Club (C-2M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Historical/Commercial (HC-1)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Highway Commercial Development (HCD)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Historical/Single Family (HR-1)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

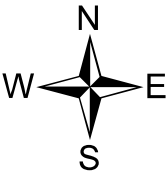
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Future Land Use (2007-R-086)



1 inch equals 500 feet

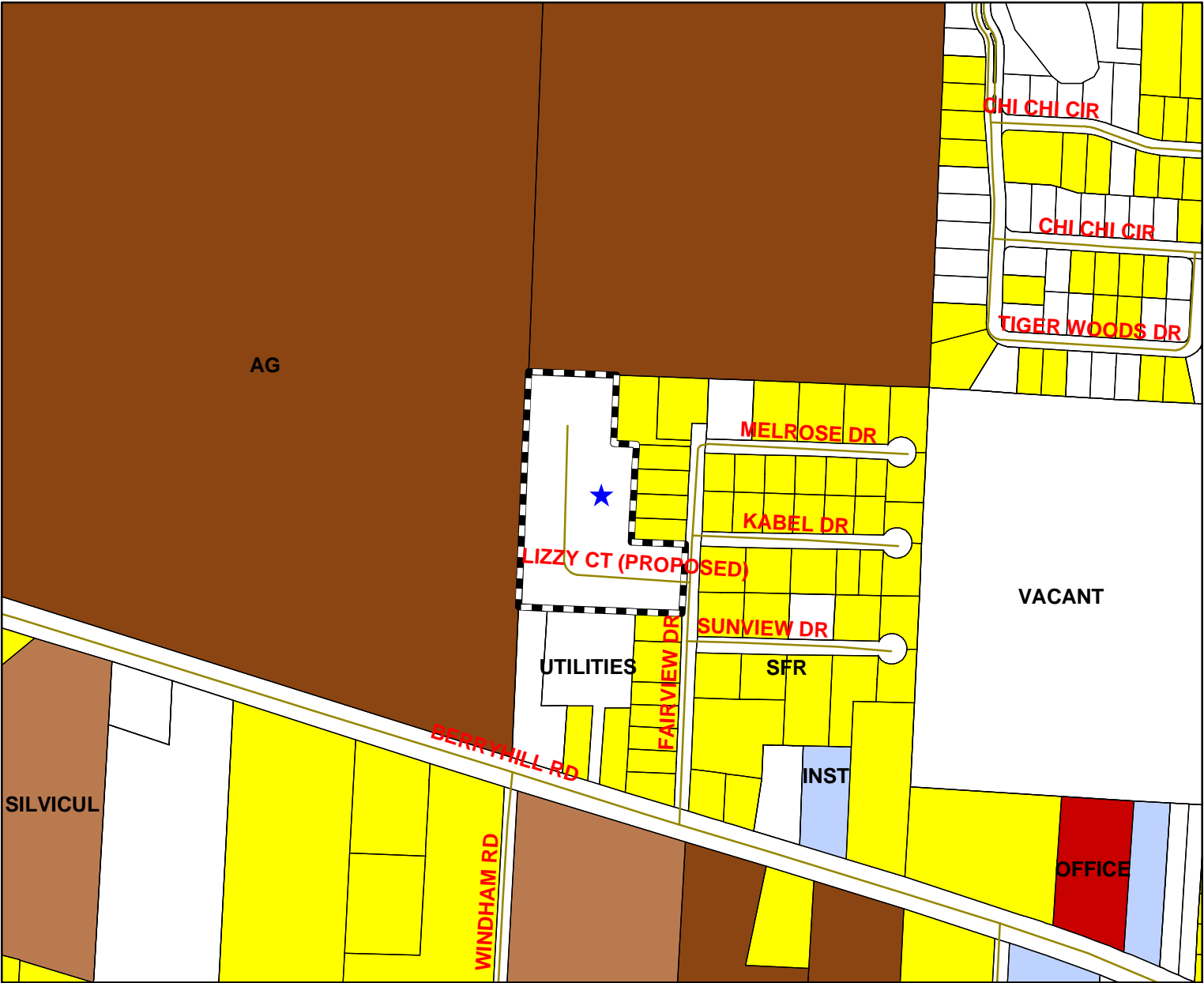


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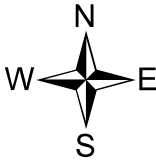
Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-086_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBComm)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Existing Land Use Map (2007-R-086)



1 inch equals 500 feet



Legend

 Streets	 City	 Recreation/Open Space
 07-R-086_Rezoning	 Commercial	 Right of Way
 Parcels	 Institutional	 Single Family Residential
ELUM	 Military	 Silviculture
CATEGORY	 Mixed Residential/Commercial	 Unknown
 Agriculture	 Office	 Vacant
 Agriculture Homestead	 Public Owned Property	 Water
 Condo/Townhomes	 Recreation/Commercial	

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Aerial (2007-R-086)



1 inch equals 300 feet



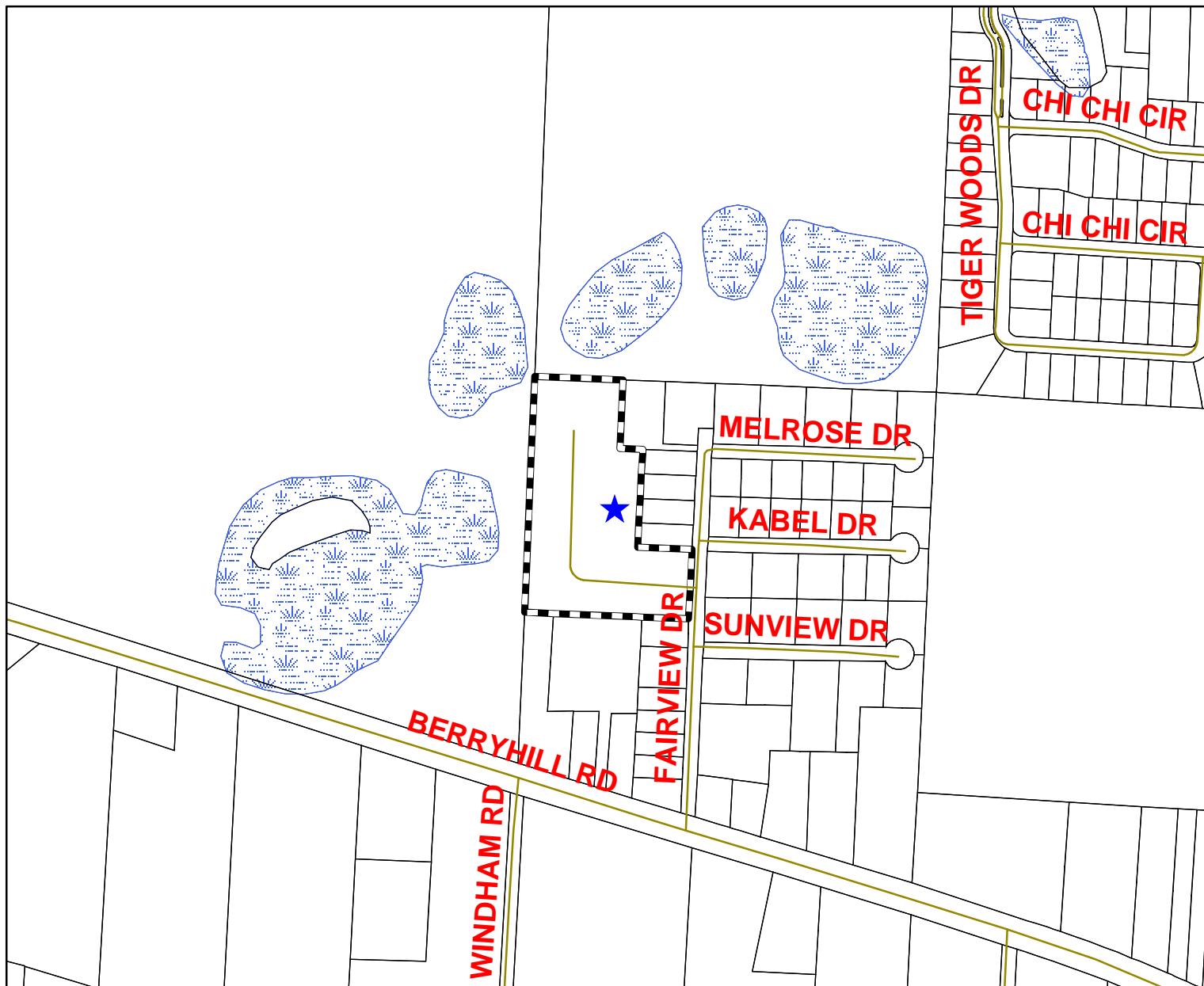
Legend

- Streets
- 07-R-086_Rezoning
- Parcels

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Possible Wetlands (2007-R-086)



1 inch equals 500 feet



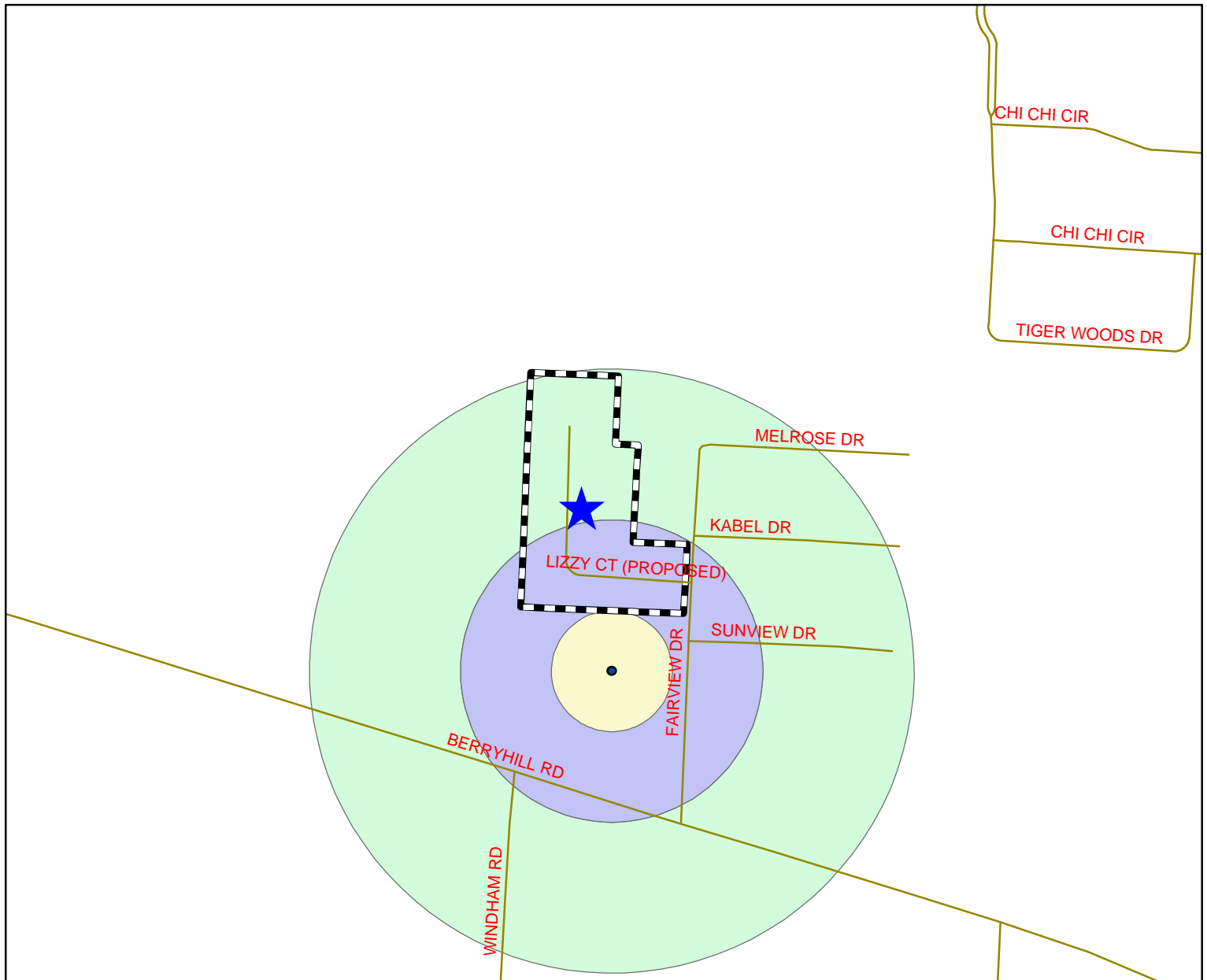
Legend

	Streets		Lacustrine
	07-R-086_Rezoning		Palustrine
	Parcels		Riverine
Wetlands			Marine
	Uplands		No Data
	Estuarine		

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




Wellhead Protection Map (2007-R-086)



0 312.5 625 1,250 Feet



Legend

-  Streets
-  07-R-086_Rezoning
-  wells
-  200'_Buffer_of_Potable_Water_System_(DEP)
-  200'_floridan_only
-  500'_s&g_only
-  500'_Buffer_of_Potable_Water_System_(DEP)
-  1000'_Buffer_of_sand_and_gravel_only

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